

Apply Location and Density Limits to Non-Owner Occupied Units

Concept: Exempt homes shares and B&Bs from proposed location and proximity limitations (i.e. allowed in any existing dwelling). Must obtain annual license and satisfy all other approval standards. Each home share may rent not more than two rooms.

Rationale: The presence of a permanent resident in the unit mitigates potential nuisance issues and does not remove a unit from the City's supply of long term housing.

Other options:

- Move ahead with exemption without room rental limitation for home shares.
- Exempt B&Bs but not home shares.
- Do not exempt either, meaning that all three types of transient rental uses would be subject to new caps and density limitations.